

**M E M O R A N D U M**

## DEPARTMENT OF PUBLIC WORKS

County of Placer

TO: BOARD OF SUPERVISORS

DATE: September 26, 2006

FROM: KEN GREHM/RICK DONDRO *RWD*SUBJECT: **ESTABLISH ZONE OF BENEFIT NO. 202 IN COUNTY SERVICE AREA 28  
TIMILICK AT TAHOE – TRANSIT SERVICES AND SET A FEE FOR SERVICES****ACTION REQUESTED / RECOMMENDATION**

Conduct a public hearing, consider all protests, tabulate ballots, and adopt a Resolution creating Zone of Benefit No. 202 and setting charges to operate transit service in Martis Valley.

**BACKGROUND**

Zones of benefit are created within County Service Area No. 28 to fill the services funding gap between general County services and special services. The Timilick at Tahoe conditions of approval require a funding mechanism for the establishment of public transit serving Shaffer Mill Road and expanded service in the Highway 267 corridor between Truckee and Kings Beach. This is consistent with the Martis Valley Community Plan, which calls for land development to fund expanded transit services to provide traffic mitigation and to provide transportation for employees and guests. A CSA Zone of Benefit has been identified as the best way to fund this program.

The Timilick at Tahoe project is located on approximately 475 acres and proposes the development of 462 residences, community recreation facilities, golf course, a maintenance facility, a network of private trails and public multi-purpose trails with regional trail connections. The area is specifically described in Exhibit "A", attached hereto and made a part hereof.

Pursuant to Proposition 218, the property owner of record of the existing parcel of the Timilick at Tahoe project has signed a ballot. The property owner approved, by way of this ballot, an annual charge per parcel based on the estimated residential dwelling units created by this map and future final maps. The estimated assessment for each future dwelling unit equivalent is \$30.64. In lieu of receipt of mailed notice of this hearing, the owner of the existing parcel has executed a waiver. Your Board is required to conduct a Public Hearing to consider all protests and tabulate the ballots. Your Board must also adopt a Resolution to impose the parcel/dwelling unit charge.

**ENVIRONMENTAL CLEARANCE**

This is an administrative action required pursuant to the conditions of approval for this subdivision. As such, it is not a separate project and is not subject to further environmental review.

**FISCAL IMPACT**

The \$30.64 per dwelling unit equivalent will be levied on each parcel based on the estimated cost of providing expanded transit service and charged to each parcel created in subsequent final maps. The ballot also allows for an annual cost of living increase for this CSA charge. These charges are supported by a detailed engineer's report prepared by a registered professional engineer.

Attachments: Resolution  
Exhibit A  
Exhibit B

On file with Clerk of the Board: Engineer's Report

# Before the Board of Supervisors County of Placer, State of California

In the matter of: A RESOLUTION  
ESTABLISHING CSA 28 ZONE OF BENEFIT NO. 202  
AND ESTABLISHING A CHARGE ON PARCELS WITHIN  
SAID ZONE TIMILICK AT TAHOE

Resol. No: \_\_\_\_\_

The following RESOLUTION was duly passed by the Board of Supervisors  
of the County of Placer at a regular meeting held \_\_\_\_\_, by the  
following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Attest:  
Clerk of said Board

\_\_\_\_\_  
Chairman, Board of Supervisors

---

WHEREAS, a condition of approval for Timilick at Tahoe was the creation of a funding mechanism to provide certain services for the benefit of the properties within the subdivision; and

WHEREAS, the owners of record of said subdivision desire the creation of a County Service Area Zone of Benefit for said subdivision to satisfy the conditions to obtain a final map; and

WHEREAS, the owners of record of Assessor Parcel Numbers 080-060-083-000 of said subdivision have consented to the imposition of fees for said subdivision to satisfy the conditions to obtain a final map for the project, and

WHEREAS, the owner of record of the properties have approved by ballot to set a charge on parcels and dwelling units within said Areas of subdivision, and

302

**TIMILICK AT TAHOE - COUNTY SERVICE AREA 28 ZONE 202**

**Page 2**

**Resol No. \_\_\_\_\_**

**WHEREAS, the Board finds that said ballots constitute unanimous approval of the charge by the property owners within said areas of Zone of Benefit after proper notice has been given of the right to protest.**

**NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors of the County of Placer, State of California, as follows:**

**The Board of Supervisors does hereby create Zone of Benefit No. 202 within County Service Area No. 28 with a boundary to be coterminous with the boundaries of the Timilick at Tahoe project Subdivision (PSCP T20040186), which zone shall provide services within said subdivision; and**

**The Board of Supervisors does hereby establish with the consent of the property owners and in conformance with Section 4 of the Article XIID of the California Constitution and pursuant to Government Code Section 25210 et seq., a charge against each parcel and/or dwelling unit within APNs 080-060-083-000 of SUB No. PSCP T20040186 that may now exist or which may be created by any final map of SUB No. PSCP T20040186, Timilick at Tahoe, in an amount of \$30.64 per dwelling unit equivalent as stated in the Engineer's Report. Said charge shall commence with the 2007-2008 tax year.**

**The charge established hereunder shall be subject to modification each year in an amount not to exceed the change in the State of California San Francisco/Oakland/San Jose Metropolitan Area Consumer Price Index for All Urban Consumers, commencing with the 2008-2009 tax year, which shall not exceed 5% in any one year.**

EXHIBIT "A"

Timilick Exterior Boundary  
Martis Valley Transit Service Area  
Zone of Benefit 202

County Service Area No. 28

ALL that real property situated in the County of Placer, State of California, described as follows:

Being all of Parcel 2 as shown on that certain Parcel Map Entitled "Parcel Map No. 75741" field of record on May 18, 2004 in Book 31 of Parcel Maps at page 147, Placer County Records.

APN(s): 080-060-083.

End of Description

### Budget Worksheet Detail

B Anticipated DUE							
Parcel #	Single Family DUE	Multi- Family DUE	Maint. Facility DUE	Office DUE	Clubhouse DUE	Golf Course DUE	Total DUE
080-060-083	218	188	4	13	18	6	447
							\$13,696.08
Assessment by land use	\$6679.52	\$5760.32	\$122.56	\$398.32	\$551.52	\$183.84	

**NOTE:** In the event lower development levels are derived from the assessor parcel list above, the assessment on all recorded lots will be increased proportionately.

